033.0	0002	0003.0	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	2,209,600 /	2,209,600
					USE VALUE:	2,209,600 /	2,209,600
					ASSESSED:	2,209,600 /	2,209,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19	-23	BROADWAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KENTURY VENTURES LLC
Owner 2:	
Owner 3:	
Street 1:	23 BROADWAY
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	NEW ENGLAND TEAMSTERS -
Owner 2:	FEDERAL CREDIT UNION -
Street 1:	23 BROADWAY
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,890 Sq. Ft. of land mainly classified as Office with a Office Building built about 1990, having primarily Brick Exterior and 10850 Square Feet, with 2 Units, 0 Bath, 0 3/4 Bath, 7 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B2A	MAJOR BU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
340	10890.000	1,309,200	5,500	894,900	2,209,600
Total Card	0.250	1,309,200	5,500	894,900	2,209,600
Total Parcel	0.250	1,309,200	5,500	894,900	2,209,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 203.65 | /Parcel: 203.6

Legal Description

User Acct 22709

GIS Ref

GIS Ref

Insp Date 09/11/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 033.0-0002-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	340	FV	1,308,700	5500	10,890.	879,400	2,193,600	2,193,600	Year End Roll	12/18/2019
2019	340	FV	1,285,100	5800	10,890.	827,600	2,118,500	2,118,500	Year End Roll	1/3/2019
2018	340	FV	1,285,100	5800	10,890.	724,200	2,015,100	2,015,100	Year End Roll	12/20/2017
2017	340	FV	914,700	5800	10,890.	569,000	1,489,500	1,489,500	Year End Roll	1/3/2017
2016	340	FV	914,700	5800	10,890.	569,000	1,489,500	1,489,500	Year End	1/4/2016
2015	340	FV	816,900	5900	10,890.	517,300	1,340,100	1,340,100	Year End Roll	12/11/2014
2014	340	FV	816,900	5900	10,890.	517,300	1,340,100	1,340,100	Year End Roll	12/16/2013
2013	340	FV	816,900	5900	10,890.	517,300	1,340,100	1,340,100		12/13/2012

!2709!

PRINT

Date	Time
12/10/20	18:04:12

LAST REV

Date	Time
10/09/19	16:02:02
apro	
2709	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NEW ENGLAND TEA	69019-117		3/17/2017		2,804,000	No	No		
DISILVA THOMAS/	24324-311		3/3/1994		775,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/13/2017	790	Re-Roof	30,000	C				
6/9/1994	270	Manual	1,500					SIGN
6/9/1994	269	Manual	1,500					SIGN
10/7/1993	500		250,000					REMODEL OFFICES

ACTIVITY INFORMATION

Date	Result	By	Name
9/11/2018	MEAS&NOTICE	PH	Patrick H
2/28/2017	I & E Return	EMK	Ellen K
4/5/2016	I & E Return	MM	Mary M
3/20/2009	Meas/Inspect	197	PATRIOT
10/27/2005	External Ins	BR	B Rossignol
10/25/2000	Hearing Chag	201	PATRIOT
4/5/2000	Meas/Inspect	197	PATRIOT
7/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	22709
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
340	Office		10890		Sq. Ft.	Site		0	43.25	1.90	CG									894,886						894,900	

Total AC/HA:	0.25000	Total SF/SM:	10890	Parcel LUC:	340	Office	Prime NB Desc:	COMM GD	Total:	894,886	Spl Credit		Total:	894,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	71 - Office		
Sty Ht:	3 - 3 Story		
(Liv) Units:	2	Total:	2
Foundation:	6 - Slab		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	11 - Membrane		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1990	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	6 - Ceramic Tile	25	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	100

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	7	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	16.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	16.2	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	0.89216590
Const Adj.:	1.03319728
Adj $ / SQ:	96.787
Other Features:	37475
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1482299
Depreciation:	240132
Depreciated Total:	1242167

COMMENTS

BK: 21823 PG:215 BK; 21296 PG; 146 1990 / 1 UNIT NEW ENGLAND TEAMSTERS FED CREDIT UNION.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:		HB	7

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

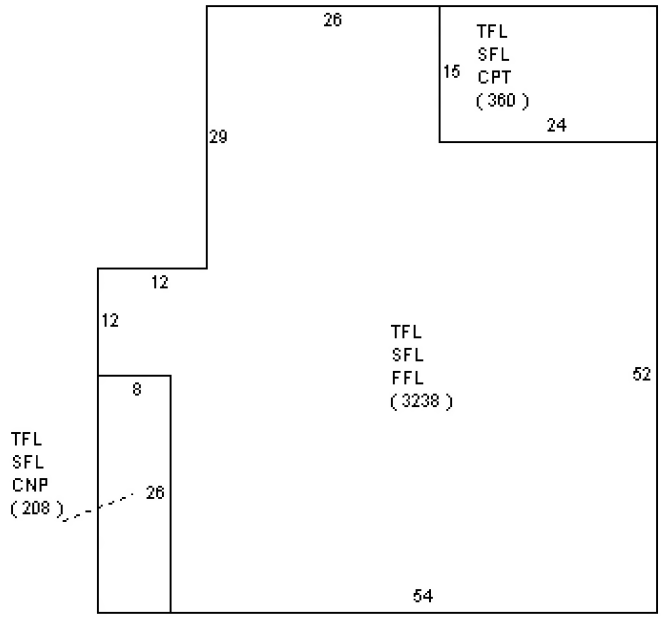
No Unit	RMS	BRS	FL
Totals			
0			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	128.73
Special Features:	67000	Val/Su Net:	114.66
Final Total:	1309200	Val/Su SzAd	120.66

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	3,806	96.790	368,372
TFL	Third Floor	3,806	96.790	368,372
FFL	First Floor	3,238	101.140	327,500
CPT	Carport	360	11.340	4,081
CNP	Canopy	208	41.870	8,710

Net Sketched Area:	11,418	Total:	1,077,035
Size Ad	10850	Gross Are	11418 FinArea 10850

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	100	BNK	90	A	1

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 033.0-0002-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
60	A-T-M	M	S	1	1	A	AV	1990	35,000.00	B	16.2	340			29,300			29,300
85	Paving	A	Y	1	1800	A	AV	1990	4.00	T	23.2	340			5,500			5,500
61	Elev-Pas	M	S	1	3	A	AV	1990	15,000.00	B	16.2	340			37,700			37,700

More:	N	Total Yard Items:	5,500	Total Special Featues:	67,000	Total:	72,500